175.0	0003	0013.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	580,800 /	580,800
					USE VALUE:	580,800 /	580,800
					ASSESSED:	580,800 /	580,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		ORTONA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	2M PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	13499 POINT PLEASANT DR
Street 2:	
Twn/City:	CHANTILLY
St/Prov:	VA Cntry: Own Occ: N
Postal:	20151 Type:

PREVIOUS OWNER

Owner 1:	MC CARRON BRIAN/DAGMAR -
Owner 2:	-
Street 1:	13499 POINT PLEASANT DR
Twn/City:	CHANTILLY
St/Prov:	VA Cntry:
Postal:	20151

NARRATIVE DESCRIPTION

This parcel contains 4,091 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Brick Veneer Exterior and 1310 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4091.000	200,500	400	379,900	580,800
Total Card	0.094	200,500	400	379,900	580,800
Total Parcel	0.094	200,500	400	379,900	580,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.22 | /Parcel: 443.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0003-0013.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,500	400	4,091.	379,900	580,800	580,800	Year End Roll	12/18/2019
2019	101	FV	188,500	400	4,091.	374,500	563,400	563,400	Year End Roll	1/3/2019
2018	101	FV	188,500	400	4,091.	287,600	476,500	476,500	Year End Roll	12/20/2017
2017	101	FV	188,500	400	4,091.	271,400	460,300	460,300	Year End Roll	1/3/2017
2016	101	FV	188,500	400	4,091.	249,700	438,600	438,600	Year End	1/4/2016
2015	101	FV	176,600	400	4,091.	233,400	410,400	410,400	Year End Roll	12/11/2014
2014	101	FV	176,600	400	4,091.	214,900	391,900	391,900	Year End Roll	12/16/2013
2013	101	FV	176,600	400	4,091.	214,900	391,900	391,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CARRON BRIAN	65311-20		5/4/2015	Convenience	99	No	No		
MC CARRON JOHN	37340-310		12/11/2002	Family		No	No		
	13502-283		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2008	Meas/Inspect	355	PATRIOT
10/24/2000	Hearing N/C	163	PATRIOT
3/4/2000	Inspected	197	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	243	PATRIOT
7/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4091		Sq. Ft.	Site		0	70.	1.33	6									379,910						379,900	

Total AC/HA: 0.09392 | Total SF/SM: 4091 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,910 | Spl Credit | Total: 379,900

User Acct

117224

GIS Ref

GIS Ref

Insp Date

10/21/08

!13644!

PRINT

Date	Time
12/11/20	03:34:14

LAST REV

Date	Time
06/24/18	11:35:32

apro

PAT ACCT. 13644

USER DEFINED

Prior Id # 1:	117224
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00782919
Adj $ / SQ:	142.860
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	272377
Depreciation:	71908
Depreciated Total:	200469

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

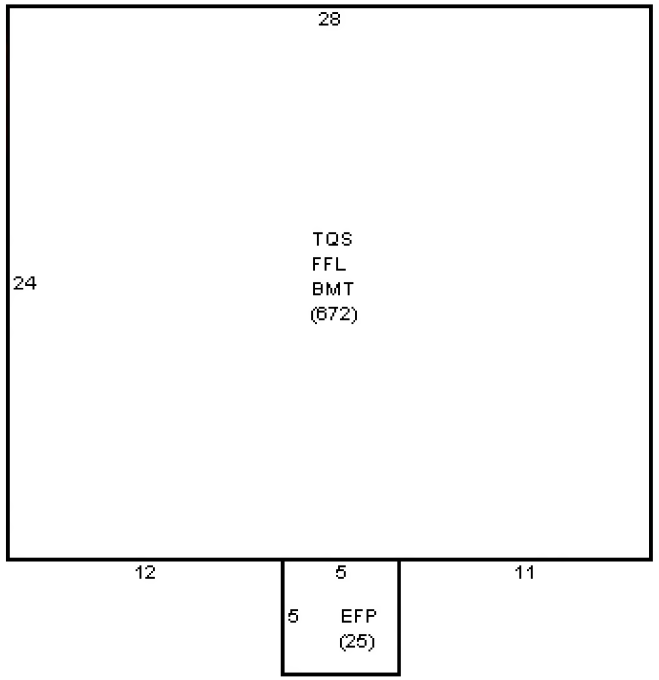
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	48.430	32,545
FFL	First Floor	672	142.860	96,002
TQS	3/4 Story	504	142.860	72,001
EFP	Enclos Porch	25	73.170	1,829
	Net Sketched Area:	1,873	Total:	202,377
Size Ad	1176	Gross Are	2041	FinArea 1310

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	142.86
Special Features:	0	Val/Su Net:	107.05
Final Total:	200500	Val/Su SzAd	170.49

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0003-0013.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X14	A	AV	1960	5.23	T	40.8	101			400			400
2	Frame Shed	D	Y	1	4X8	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: 400 | Total Special Featues: | Total: 400